

June 28, 2007

Chairman Himes called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, June 28th, 2007 at 7:33 p.m. Other Board members in attendance included: Rodney Kidwell, Sadie Gaster, Adam Blake, Janine Wert and Joe Bagi. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Citizens signing the register: Sid Wion, Kristin Mantia, Mark Nagley, Ping Fang, and Deb Nash.

Minutes

Chairman Himes asked for discussion. Mr. Blake **moved to approve the May 22, 2007, meeting minutes as written**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Blake, Gaster, Kidwell, Bagi, Kidwell and Himes. Nays: None. Mrs. Wert abstained from the vote.

It was mentioned that Mr. Lohnes had submitted his resignation due to relocating outside the City limits. Board Members found that a new Vice Chairman was needed.

Elections

Chairman Himes opened the floor for nominations.

Mr. Bagi **moved to open the floor for nominations**, seconded by Mr. Blake. **Motion carried.** Ayes: Bagi, Blake, Gaster, Wert, Himes, Kidwell. Nays: None.

Mrs. Wert **moved to nominate Mr. Kidwell for Vice Chairman**, seconded by Mr. Blake. **Motion carried.** Ayes: Wert, Blake, Gaster, Himes, and Bagi. Nays: None. Mr. Kidwell abstained from the vote.

Mr. Blake **moved to close the floor for nominations**, seconded by Mrs. Gaster. **Motion carried.** Ayes: Blake, Gaster, Himes, Bagi, Wert, and Kidwell. Nays: None.

Chairman Himes closed the floor for nominations.

Citizens Comments Not on the Agenda

There was none.

Chairman Himes explained the guidelines and procedures for the meeting. He noted that once the Board made a decision the applicant/interested party had 10 days to file an appeal to the Board of Zoning Appeals. After the 10-day waiting period had expired, the applicant may file for the appropriate permits.

New Business

A. Joe and Renee Besecker - 432 W. Main Street - Lot: Inlot 369 - The applicants requested Restoration Board approval for the construction of a 7' x 13.5' wooden deck at the rear (south) of the home.

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Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Section(s): § 154.052(H)(1)(b)

Mr. Spring stated that the applicants requested an approved Certificate of Appropriateness for the construction of a 7' x 13.5' wooden deck at the rear (south) of the home located at 432 W. Main Street. The deck would be 94.5 square feet in area and 22" tall. The deck would be stained to match the existing home.

Section 154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in the district. The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:
 - b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

The Guidelines Booklet does not directly address uncovered decks. However, porches are addressed as follows:

Porches, entries and balconies are often primary features of historic buildings. Porches and stoops historically have been, and often still are, a focal point for socialization. They constitute an extension of the interior living space and are sometimes the dominant frontal feature of a house. Because of their influence on the look of a building, front porches were often altered over time in an effort to reflect a more modern or current architectural style than the original. In some cases, wood columns have been removed, and replaced with inappropriate wrought-iron railings and columns that are visually out of proportion to their function.

Because of the significant contribution the porch makes to the historic character of the building, it is never appropriate to enclose a front porch or balcony in the district. Enclosure of side or rear porches is similarly discouraged. Elimination of a porch or balcony is not appropriate, nor is the addition of a porch or balcony which was not originally installed or which is not in keeping with the architectural style of the home. Even if a door is closed off and other entrances to the building are used, it is not appropriate to remove the associated porch. Instead it should be maintained and preserved so that it is always possible to restore the entrance to functional use.

Reconstruction of an existing porch or balcony should be done with careful study any documentation available as to the original size, style and accents of the original. When repair or replacement is necessary, new elements should match the original in shape, material, texture, detail and dimension. Do not eliminate detail rather than replace it. Also, do not add detail such as brackets, spindles or

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scrollwork if documentation does not show it was an original part of the building. Excess ornamentation can be as negative an effect on the appearance of a building as the lack of the original. Replacement of an original style porch with a modern open deck is inappropriate.

A Certificate of Appropriateness is not required for ordinary repair of a porch. Any change in the size, configuration or materials of the porch does require a prior review for a certificate. Major structural work may also require a building permit and inspections.

Regarding paint color, the Guidelines Booklet states the following:

Paint colors varied through history, not only with fashions, but also because of available materials. Wherever possible, paint colors appropriate to the style and period of the particular building should be used. Ideally, paint color research should be conducted on your building to determine the original color. Building color has a greater visual impact than any other exterior architectural feature. This refers not only to exterior paint, but also to roof colors and colors for such items as window sashes, doors, and ornamentation.

Choice of color is a matter of personal preference. In the case of historic buildings, however, certain colors are more appropriate to a building's forms, style and setting than others. A balance must be struck between existing use of colors, the desires of property owners to use various colors and the limitation of color use. The end result of a project involving color choice should be compatible with the area's character and with colors used in nearby buildings.

Generally, on buildings constructed after 1870, when Italianate Commercial architecture came into full bloom, colors were noticeably darker, as greens, dark reds, oranges and olives began to creep into the palette. Trim was always in a darker color that complimented the lighter main body color, although this was sometimes reversed. Brackets, the most common decorative feature in this period, were usually painted the same color as the cornice.

At the end of the 19th century, more highly ornamented building surfaces presented the opportunity for more lively and imaginative use of color. Examples might be dark green or maroon trim with lighter body colors, such as pale yellow or light green. Earth colors, such as browns and brown-reds, would also be appropriate for trim colors, with beige body colors. Often two or three colors were combined in a single building.

After 1900 (post-Victorian and Colonial Revival), architecture generally began moving away from the complexity and heavy ornamentation of the late 19th century, and color followed suit. There was a shift from overbearing architecture to the plainer, simpler, classical forms of the past, with an accompanying return to lighter, cooler colors such as cream, yellow and white for buildings.

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After the turn of the century, buildings were built in the Colonial Revival styles with the principal body color painted white to mimic the appearance of early architecture. Bungalow buildings, which resulted from the Craftsman movement of the early 20th century, were generally maintained in earth tones with contrasting black or green shutters as accents. Painted metal roofing should be dark green or a dark red color (both were commonly used in the past).

Original paint colors for a building should be researched as a starting point. The book, *A Century of Color*, by Roger Moss, has color plates of similar types of houses to those found in Tipp City. Determine what combination of colors was used, in what locations and how many colors were used. It is always recommended that the first choice of paint color be a return to whatever the original color(s) were used. You can sometimes find out what the original color of your house by scraping away layers of paint with a utility or Exacto knife. The bottom layer may be the primer color and the layer on top of that, the original color. A layer of dirt between bare brick and the first paint layer indicate that the brick was not originally painted. Body, trim, shutters and doors may have been painted different colors, so you should check these areas as well. The paint may have faded over time, and one trick to give you a better idea of the original color is to brush the paint chip with olive oil. This will intensify the colors, approximating the original appearance. Most paints of the 19th and 20th centuries contained linseed oil, which has slowly evaporated, dulling the paint. The olive oil will substitute for the linseed oil in reviving the original color on the chip.

If original colors will not be used, choose paint colors that are appropriate to the period and style of the building. For late 19th century buildings, contrasting colors may be appropriate, but avoid too many colors on one building. The simpler the building design, the fewer colors should be used. A conservative approach is to combine lighter and darker shades of the same color. On commercial buildings, the color selected for the storefront is usually repeated on the upper facade details such as friezes, cornices and window sash. A color appropriate as an accent or trim color may be entirely inappropriate on the body of a wall. Gloss black paint could be acceptable for the trim on an early 20th century building, for example, but would be prohibited on its siding.

In general, do not paint surfaces that have never been painted (e.g. foundations and steps). For example, stone surfaces were almost never painted (although brick often was during the 19th century). Painting stone can affect its texture and surface appearance, as well as lead to possible moisture problems by trapping moisture.

A Certificate of Appropriateness is not required to repaint existing painted

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surfaces with the same color. A certificate is required to change colors or to paint a previously unpainted surface. Color chips and diagrams showing the different building features to be painted in each color should be submitted with the application form. If colors have not yet been chosen, the Restoration Board can provide advice and suggestions.

Mr. Spring noted that if the Certificate of Appropriateness was approved the applicant would be required to obtain an approved Zoning Compliance Permit.

Mr. Sid Wion stated he was the representative for Mr. Joe Besecker.

Chairman Himes asked for further discussion. There being none Mr.^S Wert **moved to approve the small deck, 7' x 13 ½' x 22" on the back of the residence**, seconded by Mr. Blake. Ayes: Wert, Blake, Himes, Bagi, Kidwell, and Gaster. Nays: None. **Motion carried.**

B. Ping Fang - 309 W. Main Street, Tipp City - Lot: Inlot 618 - The applicant requested Restoration Board approval for the installation of a ± 600 sq. ft. cement and brick patio at the east side of the home.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Section(s): § 154.052(l)(7)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the installation of a ± 600 sq. ft. cement and brick patio at the east side of the home located at 309 W. Main Street. The patio would be ± 40' in length and 12' in width and include a 4' wide pathway to the existing concrete walkway.

Section 154.052(l)(7) states:

- (l) The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:
 - (7) Paving and walkways.

The Guidelines Booklet addresses landscaping as follows:

Landscaping includes the visual design and arrangement of parking lots, vacant lots, and other open areas, together with man-made materials or other non-living materials or objects, but shall not include the planting and arrangement of flowers, shrubs, and trees as they relate to a single property. Landscaping has always been important in Tipp City, since there has been a nursery within its city limits for over a hundred years. New landscaping in keeping with the size, scale and design of the structure is welcome.

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Property owners can frequently visit local nurseries and garden centers for landscaping ideas on which plants grow vigorously in our area. Residents of Main Street can also get landscaping advice from the city's Streetscape Plan and the Tipp City Tree Board. Other suggestions of specific plants and plant layout, appropriate for your style home, are also available in the Tipp City Library.

Ivy can be utilized as a ground cover in the heavily shaded areas of the Restoration District. It should be maintained as a ground covering and not allowed to climb up the structure. The tendrils can invade mortar and paint, necessitating expensive repairs for the homeowner. Ajuga and Pachysandra are two ground covers that do well in shade and on slopes. These hardy perennials do not climb near-by structures.

Wildflower gardens and vegetable gardens are recommended to be located at the side of the house or in the rear yard. Ornamentation and statuary that are compatible with the period of the structure are considered appropriate. Modern lawn ornaments, such as cutout plywood decorations and plastic figures are not appropriate.

A Certificate of Appropriateness is not required for routine landscaping maintenance. A certificate is required for installation of new landscape features such as arbors, trellises, stonewalls, flagpoles, and other fixed constructions. Planting or removing trees in the curb lawn in the street right-of-way requires a special permit from the Tipp City Tree Board. Contact the Tipp City Parks Department at 667-6305 for more information or advice about street trees.

Mr. Spring noted that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Mr. Fang stated that there was one correction. Mr. Fang noted that the material was not cement but brick. Mr. Fang provided the Board with a sample of the brick.

Board Members thanked Mr. and Mrs. Fang for all of the improvements that they have completed since their purchase, and that it looked fantastic. Mr. Fang announced the birth of his second little girl that evening.

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve the application as submitted**, seconded by Mrs. Wert. Ayes: Blake, Wert, Himes, Kidwell, Gaster, and Bagi. Nays: None. **Motion carried.**

C. Mark Nagley - 427 W. Main Street, Tipp City - Lot: Inlot 1040 - The applicant requested Restoration Board approval for the replacement of the existing asphalt shingle roof.

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Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(l)(3)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the replacement of the existing asphalt shingle roof for the home located at 427 W. Main Street. The proposed shingles would be an Owens Corning 3-tab asphalt shingle of tan color.

Section 154.052(l)(3) states:

- (l) The architectural style, applicable generally to the principal and accessory building or structure, or buildings and structures, should adhere as closely as possible to the original architectural styles represented in the district; including, but not necessarily limited to, such characteristics as:
 - (3) Roof Type

The Guidelines Booklet addresses roofs as follows:

The roof not only serves to protect the house or building from the elements, it contributes significantly to the style and appearance of the structure. Variations in line, pitch and overhang can provide important clues to additions and modifications through the years. Roof types found in the Restoration District include gabled, Mansard, flat, Boomtown, and hip. While the majority of the roofs are asphalt shingle, some roofs still exist in or near the district with slate, imbricated slate, tile, standing seam metal, and wood shingles.

Roofs should be inspected occasionally in order to identify problems early enough to avoid premature roof replacement or damage to the cornice or walls of the building. Look for curling or bulging shingles, rusted or leaking flashing, or in the case of slate or tile roofs, missing or misaligned slates or tiles. Examine gutters and downspouts and ensure that water runs off and away from the roof area. Leaves and twigs in the gutters can cause ice dams to form in the winter, causing damage to the gutters, the roof, and the eaves.

Examine slate roofs for deterioration. Some slate types have a life of 175 years or more! Often, problems here are with flashings or the slate hangers. Rusted hangers can allow slate to slip causing leaks and damage. Re-hang the slate with new hangers. Replacing a slate roof can be expensive. In cases of extreme financial hardship it may be necessary to consider alternatives such as artificial slate, standing seam metal or asphalt shingles. Replacement color should match the color of the original slate as nearly as possible.

Metal surfaces should be kept painted (except for copper). Use an appropriate primer for the particular type of metal roof. Incompatible metal fasteners or flashing can cause galvanic corrosion. Patching a metal roof with roofing tar will accelerate the deterioration of the metal. A properly maintained metal roof will last about 70 years. Roof replacement, if necessary should be with similar standing-seam metal roofing.

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As asphalt shingles age, they will lose their protective granular coating and will curl and buckle. Their typical life span is only about 20 to 30 years. Replacement of an asphalt shingle roof with asphalt shingles is acceptable. Generally, light-colored shingles are not acceptable, because they are a more modern development. If the original roof on the structure was metal, copper, slate or tile, consider restoring the roof to its original design and materials.

Historically, valley flashing was a typical treatment where the roof planes meet at different angles. Today it is common for roofers using asphalt shingles to weave the shingles at the valley. This can cause valleys to deteriorate more rapidly than those with a valley flashing. Copper, galvanized metal, and rolled aluminum with a baked-enamel finish are more appropriate choices for valley flashing than today's woven shingle technique. Baked enamel finishes are also preferred for gutters, downspouts, and flashings, rather than bare aluminum, zinc, or galvanized steel. Copper flashings and gutters should be kept bare, however.

A Certificate of Appropriateness is not required for a roof repair that uses the same materials and colors for the repair work. For any change in the type of material or color, a certificate is required. Roofing practices that change the appearance of the structure are strongly discouraged. These include the following:

1. Removing elements such as chimneys, skylights, light wells, dormers and cupolas that provide character to the building.
2. Adding antennae, satellite dishes (even those under 24" diameter), skylights, solar collectors and the like on the front of a building or street elevation. These items should be installed on non-historic accessory buildings or on non-character-defining areas of the roof that are not prominently visible from the streets.
3. Adding new elements such as vents, skylights or additional stories that would be visible from the primary elevations of the building.
4. Low-profile ridge vents are not acceptable if they detract from the original design and destroy historic roofing materials or design.
5. Applying paint or coatings to roofing materials that were not historically coated, such as copper.
6. Replacing concealed or built-in gutters with exposed gutters.
7. Installation of new gutters and downspouts that detract from existing architectural features.
8. Replacement instead of repair of cornices, or the removal of elements such as brackets or blocks, which are part of the original composition, without replacing them with new ones of a like design.
9. Modification of the slope or structural design of a roof, such as conversion of a flat roof to a gable roof. (Such drastic modifications should only be conducted after thorough design work by a competent professional, with attention to the effect on the original style of the structure. In addition, such work usually requires a building permit and inspection of the new structural work and its support on the older structural members.)

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Mr. Spring noted that the following noted that if the Restoration Board approved the applicant's request, a Certificate of Appropriateness would be issued in accordance with code. Mr. Spring also noted that the existing and the proposed shingles were both a 3-tab construction.

Mark Nagley presented the Board with a sample of the proposed shingle.

Board Members found the following that the color was more of a brown rather than the proposed tan.

Chairman Himes asked for further discussion. There being none Mr. Wert **moved to approve a three tab asphalt shingle roof to be replaced on Mr. Nagley's home**, seconded by Mrs. Gaster. Ayes: Wert, Gaster, Bagi, Himes, Kidwell, and Blake. Nays: None. **Motion carried.**

D. Kristin Mantia - (Tony's Bada Bing) - 134 E. Main Street, Tipp City - Lot: Inlot 3627 - The applicant requested Restoration Board approval for the following:

1. Installation of 49.5 linear feet of fencing near the southeast corner of the property
2. Placement of four (4) picnic tables within the fenced in patio area

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Section(s): §154.052(H)(1)(b)

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the addition of 49.5 linear feet of fencing near the southeast corner of the property. The proposed fencing would be 6' in height. The applicant had not made a final decision on the fence material and requested that the Board consider approval of two possible types being:

1. Wooden (natural color) privacy fence (a sample will be provided at the meeting)
2. Vinyl (white color)

Mr. Spring stated that the proposed fencing (along with the walls of the existing building) would form a ± 602 sq. ft. "patio area" at the southeast of the existing Tony's Bada Bing Tavern. The applicant proposed the placement of four (4) picnic tables within this area. The picnic tables would be a 30" diameter galvanized steel construction with a white color.

Section 154.052(H)(1)(b) states:

1. It shall be the duty of the Restoration Board to review all plans for the construction, alteration, repair, moving, and demolition of the structures in the district. The Restoration Board shall also act as advisor to the City Planning Board and City Council. The Restoration Board shall:

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- b. Determine whether any proposed activity and the results thereof will be appropriate to the preservation of said district within the intent of this section, and the guidelines adopted by the Restoration Board.

The Guidelines Booklet addresses fences as follows:

Historically, fences have served to act as physical barriers and property lines. Early fences were typically simple in construction and, because they marked property lines that might change, were designed to be easily disassembled and removed.

Beginning in the 18th century, fences began to be designed as ornamental features of the structure itself. Commonly, front yard fences were constructed of wrought iron, often intricately crafted, while rear yard fences were of wood, more simply designed and intended primarily to provide privacy. During the Victorian era, both iron and wood fences became increasingly elaborate. In the late 19th and early 20th centuries, large, open front yards without fences became the norm.

Fences which are in keeping with the style and size of the buildings to which they are attached add to the harmony of the streetscape and help to define the structures. Simple picket, straight board, wrought iron or French Gothic fences and brick walls are normally appropriate to the Restoration District.

A Certificate of Appropriateness is required before installation or replacement of a fence. Chain link, expanded mesh, and horse wire metal fencing are utilitarian styles typically used in rural and industrial areas, and are inappropriate in the Restoration District. Similarly, split rail and basket weave wooden fences are modern forms that are inappropriate, as are plastic, aluminum, or hollow metal or plastic simulations. Ornamental woven wire fences, if used, should be confined to side and rear yards. A fence permit must also be obtained from the Planning Department. Fences may not be allowed in certain easements. A property survey is strongly recommended prior to installation of any fence.

Mr. Spring noted that the applicant was required to obtain Planning Board site plan approval prior to placement of the fence and tables. The applicant had indicated that she would seek Planning Board approval at the July 10, 2007 meeting. Mr. Spring also noted that if the Certificate of Appropriateness was approved by the Restoration Board and site plan approval was granted by the Planning Board, the applicant would be required to obtain an approved Zoning Compliance Permit from the City of Tipp City. It was mentioned that the applicant would also seek an extension of their existing liquor license to permit alcohol consumption in the proposed patio area.

Board Members found the following: The table and chairs did not need to be listed on the application; The fence would be dog eared fencing one to one ratio; Fence would be natural stain color; Zoning issues would need to be presented before Planning Board for approval; Smoking Laws had made the fence necessary in order to control patrons

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going outside to smoke and Tony's would then be liable; There would be a guarded gate.

Mr. Blake **moved to approve the application with the following modification, that the table and chairs be removed from the application and that the application indicated the natural wood color and was treated and to be stained in one year**, seconded by Mr. Kidwell.

Mr. Blake **amended his motion to reflect to remove the resealing for maintenance or concrete until the applicant had decided what they wanted to do. Motion failed.**

Ms. Mantia stated that she included both options on her application was because a decision had not been made in which direction she wanted to proceed. Resealing would just finish off the asphalt. But in order to place the concrete the asphalt would have to be removed. Ms. Mantia asked direction from the Board.

Ms. Mantia stated the urgency to complete the process was so that the public could be contained as soon as possible.

Mrs. Wert **moved to approve the fence, that it be flat and not offset with a natural stain; slab to be concrete and sealed.**

Mr. Blake stated that his issue with Mrs. Wert's motion was that the asphalt could not be sealed due to an inch drop off where asphalt would actually have to be excavated and then replaced. Mr. Blake stated that from the owner's perspective they were there to get the fenced approved and the surface was like an afterthought. Mrs. Wert stated her intention was to use concrete with a sealant. Ms. Mantia noted that was probably what she would do.

Mrs. Wert **said that she would like to remove the concrete from her motion and leave the rest as stated to include the 6' fence, that it would be one sided and the interior framing of the fence would be on the inside and stained natural. Motion failed.**

Board Members inquired if a Certificate of Appropriateness was needed for the resurfacing of the proposed fenced in area. Mr. Spring stated the "smoking patio" would fall into the guidelines of landscaping such as a regular patio would be considered. Mr. Spring noted that the applicant requested what option would be acceptable by the Board. It was found that the essential item was the fence and the ground was secondary.

Mr. Kidwell suggested a half wall to match the existing building with a fence like structure on top to contain the patrons and the overall look and feel of the area would match and enhance the community.

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Mr. Blake moved to approve to approve the installation of 49.5 linear feet of dog ear fencing of natural wood, near the southeast corner of the property to be stained with natural stain color to follow in one year, and to remove the asphalt/concrete and table request from application, seconded by Mr. Bagi. Ayes: Blake, Bagi, Himes, Gaster, and Kidwell. Nays: Wert. **Motion carried.**

Old Business

A. Kelly Borchers D.C. – Valley Health Center - Borchers Enterprises, LLC - 423 W.

Main Street, Tipp City - Inlot 1039 - The applicant requested Restoration Board approval for the repainting of elements of the exterior structure.

Present zoning district: R-2/RA- Urban Residential/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): §154.052(l)(8)

Mr. Spring stated that the applicant requested a Certificate of Appropriateness for the repainting of the structure located at 423 W. Main Street. The following elements and colors were proposed:

Main Structure	No Changes (Limestone and Red brick)
Rear Door	Briarwood (Taupe)
East Doors	Briarwood (Taupe)
Trim	Revere Pewter (Beige)
Mailbox	Briarwood (Taupe)
Back Porch	Revere Pewter (Beige)

Mr. Spring noted that Section 154.052(l)(8) indicates that the Restoration & Architectural Board of Review shall review plans for the color or colors of the exterior as related to color of surrounding buildings. Regarding paint color, the Guidelines for the Old Tippecanoe City Restoration and Historic District booklet states:

Guidelines Booklet – Exterior Paint Color pp. 20-22

Paint colors varied through history, not only with fashions, but also because of available materials. Wherever possible, paint colors appropriate to the style and period of the particular building should be used. Ideally, paint color research should be conducted on your building to determine the original color. Building color has a greater visual impact than any other exterior architectural feature. This refers not only to exterior paint, but also to roof colors and colors for such items as window sashes, doors, and ornamentation.

Choice of color is a matter of personal preference. In the case of historic buildings, however, certain colors are more appropriate to a building's forms, style and setting than others. A balance must be struck between existing use of colors, the desires of property owners to use various colors and the limitation of color use. The end result of a project involving color choice should be compatible with the area's character and with colors used in nearby buildings.

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Generally, on buildings constructed after 1870, when Italianate Commercial architecture came into full bloom, colors were noticeably darker, as greens, dark reds, oranges and olives began to creep into the palette. Trim was always in a darker color that complimented the lighter main body color, although this was sometimes reversed. Brackets, the most common decorative feature in this period, were usually painted the same color as the cornice.

At the end of the 19th century, more highly ornamented building surfaces presented the opportunity for more lively and imaginative use of color. Examples might be dark green or maroon trim with lighter body colors, such as pale yellow or light green. Earth colors, such as browns and brown-reds, would also be appropriate for trim colors, with beige body colors. Often two or three colors were combined in a single building.

After 1900 (post-Victorian and Colonial Revival), architecture generally began moving away from the complexity and heavy ornamentation of the late 19th century, and color followed suit. There was a shift from overbearing architecture to the plainer, simpler, classical forms of the past, with an accompanying return to lighter, cooler colors such as cream, yellow and white for buildings.

After the turn of the century, buildings were built in the Colonial Revival styles with the principal body color painted white to mimic the appearance of early architecture. Bungalow buildings, which resulted from the Craftsman movement of the early 20th century, were generally maintained in earth tones with contrasting black or green shutters as accents. Painted metal roofing should be dark green or a dark red color (both were commonly used in the past).

Original paint colors for a building should be researched as a starting point. The book, *A Century of Color*, by Roger Moss, has color plates of similar types of houses to those found in Tipp City. Determine what combination of colors was used, in what locations and how many colors were used. It is always recommended that the first choice of paint color be a return to whatever the original color(s) were used. You can sometimes find out what the original color of your house by scraping away layers of paint with a utility or Exacto knife. The bottom layer may be the primer color and the layer on top of that, the original color. A layer of dirt between bare brick and the first paint layer indicate that the brick was not originally painted. Body, trim, shutters and doors may have been painted different colors, so you should check these areas as well. The paint may have faded over time, and one trick to give you a better idea of the original color is to brush the paint chip with olive oil. This will intensify the colors, approximating the original appearance. Most paints of the 19th and 20th centuries contained linseed oil, which has slowly evaporated, dulling the paint. The olive oil will substitute for the linseed oil in reviving the original color on the chip.

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If original colors will not be used, choose paint colors that are appropriate to the period and style of the building. For late 19th century buildings, contrasting colors may be appropriate, but avoid too many colors on one building. The simpler the building design, the fewer colors should be used. A conservative approach is to combine lighter and darker shades of the same color. On commercial buildings, the color selected for the storefront is usually repeated on the upper facade details such as friezes, cornices and window sash. A color appropriate as an accent or trim color may be entirely inappropriate on the body of a wall. Gloss black paint could be acceptable for the trim on an early 20th century building, for example, but would be prohibited on its siding.

In general, do not paint surfaces that have never been painted (e.g. foundations and steps). For example, stone surfaces were almost never painted (although brick often was during the 19th century). Painting stone can affect its texture and surface appearance, as well as lead to possible moisture problems by trapping moisture.

A Certificate of Appropriateness is not required to repaint existing painted surfaces with the same color. A certificate is required to change colors or to paint a previously unpainted surface. Color chips and diagrams showing the different building features to be painted in each color should be submitted with the application form. If colors have not yet been chosen, the Restoration Board can provide advice and suggestions.

Deb Nash, M.D., President of the Valley Health Center represented Kelly Borchers.

Board Members found the following: The building was built in 1960; Doctor Sutton previously occupied the building

Chairman Himes asked for further discussion. There being none Mr. Blake **moved to approve the application as submitted**, seconded by Mr. Bagi. Ayes: Blake, Bagi, Himes, Kidwell, Gaster, and Wert. Nays: None. **Motion carried.**

Miscellaneous

Mr. Spring presented the Board with a memorandum regarding the modification of Zoning Code Section §154.052(M)

Mr. Spring stated that earlier this year, Restoration Board Chairman Himes brought to Staff's attention a concern over the wording of Code §154.052(M) regarding appeals of Restoration Board's decisions and the required "10 day waiting period" delineated in the Chairman's introductory comments, usually read verbatim at the beginning of each Restoration Board meeting.

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Mr. Spring mentioned that upon further review, it was noted that the current language of Code §154.052(M) only allowed the "applicant" to appeal a decision of the Restoration Board (essentially excluding any other party from appealing a decision). Further, an appeal could only be filed if the application was denied.

Mr. Spring pointed out two specific problems that were created by this current language:

1. The standard Tipp City appeal process allows any aggrieved party to appeal a decision of a governmental body (such as a Board), and not just the applicant.
2. The standard Tipp City appeal process allows any decision of a Board to be appealed, not just decision of denial.

Mr. Spring stated that accordingly, and with the assistance of Tipp City Law Director Joseph Moore staff had prepared a modification to Code §154.052(M):

The existing Zoning Code would be removed (struck through)

~~In the event that the Restoration and Architectural Board of Review does not approve the application, the applicant shall have the right to appeal to the Board of Zoning Appeals. Such appeal from a decision of the Restoration Board shall be filed with the Community and Economic Development Department within 10 days of the Restoration Board's decision.~~

The Zoning Code would be replaced with the following:

Any person or entity claiming to be injured or aggrieved by any final action of the Restoration and Architectural Board of Review shall have the right to appeal to the Board of Zoning Appeals. Such appeal from a decision of the Restoration Board shall be filed with the Community and Economic Development Department within 10 days of the Restoration Board's decision.

Mr. Spring stated that the language of the change to the Zoning Code would standardize the appeal process for all boards and commissions. If the Restoration Board was in agreement with this Zoning Code modification, it would be presented to Tipp City Council for final approval.

Mr. Blake stated that the change was presented in simple language and straight forward and thanked Chairman Himes for his foresight for the change.

Mrs. Wert questioned the ten days. Mr. Spring stated that the any party was allowed that period of time to submit any form of verbiage via email, letter, phone etc. to start the appeal process.

Chairman Himes asked for further discussion. There being none, Mrs. Wert **moved to accept the proposed changes to the Zoning Code "Any person or entity claiming to be injured or aggrieved by any final action of the Restoration and Architectural Board of**

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Review shall have the right to appeal to the Board of Zoning Appeals. Such appeal from a decision of the Restoration Board shall be filed with the Community and Economic Development Department within 10 days of the Restoration Board's decision." Changes to be forwarded to City Council for their consideration, seconded by Mr. Kidwell. Ayes: Wert, Kidwell, Blake, Himes, Bagi, and Gaster. Nays: None. Motion carried.

Mr. Blake requested that Staff update the Board on the status of the vacant property at 121 W. Main Street.

Mr. Spring stated that conflicts arose with the next month regularly scheduled Restoration Board meeting and requested a date change. Board Members concurred that holding the meeting on Thursday, July 26th in lieu of the regularly scheduled date of Tuesday, July 24th.

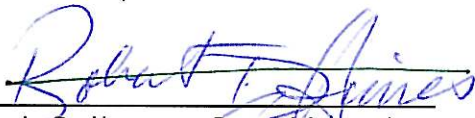
Chairman Himes asked for further discussion. There being none, Mrs. Wert **moved to hold the meeting on Thursday, July 26th, in lieu of the regularly scheduled date of Tuesday, July 24th, 2007**, seconded by Mr. Blake. Ayes: Wert, Blake, Kidwell, Gaster, Bagi, and Himes. Nays: None.

Adjournment

Chairman Himes asked for further discussion or comments. There being none, Mrs. Wert **moved for adjournment**, seconded by Mr. Kidwell and unanimously approved. Meeting adjourned at 8:40 p.m.

ATTEST:

Mrs. Kimberly Patterson - Board Secretary




APPROVED:

Chairman Robert Himes

